

— FOR LEASE —

ZIEGLER CENTER

HWY 99 VANCOUVER WA



ADDRESS

9212-9228 NE Hwy 99, Vancouver WA

AVAILABLE SPACE

- 2,243 SF

RENTAL RATE

Please call for details.

TRAFFIC COUNTS

HWY 99 – 18,613 ADT ('25)

I-5 – 94,485 ADT ('25)

HIGHLIGHTS

- Cotenants include Blind Onion Pizza, Fatboy Vapors, Accelerated Postal and Print, Tropics Jewelry and Loan, Vancouver Fitness Studio, Tiny's Place Cat Boarding, Sorridi Gelato, and Venus Nails
- Nearby tenants include WinCo Foods, Walmart, Regal Cinemas, Burgerville, Walgreens, AutoZone, Del Taco, and many more!
- Strong visibility and easy access from Hwy 99. Only minutes from I-5.



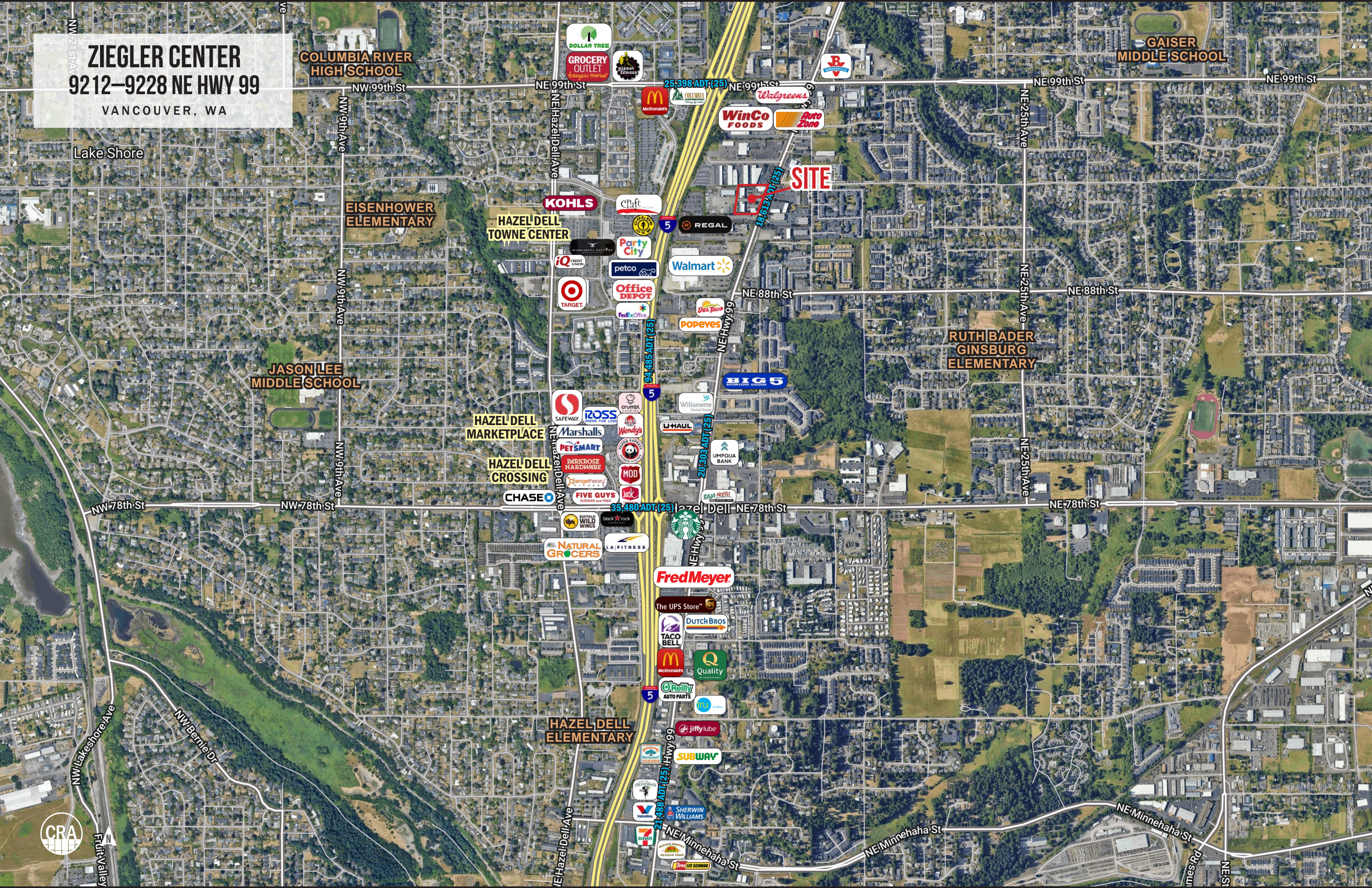
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Sam LeFeber

503.866.1956 | sam@cra-nw.com

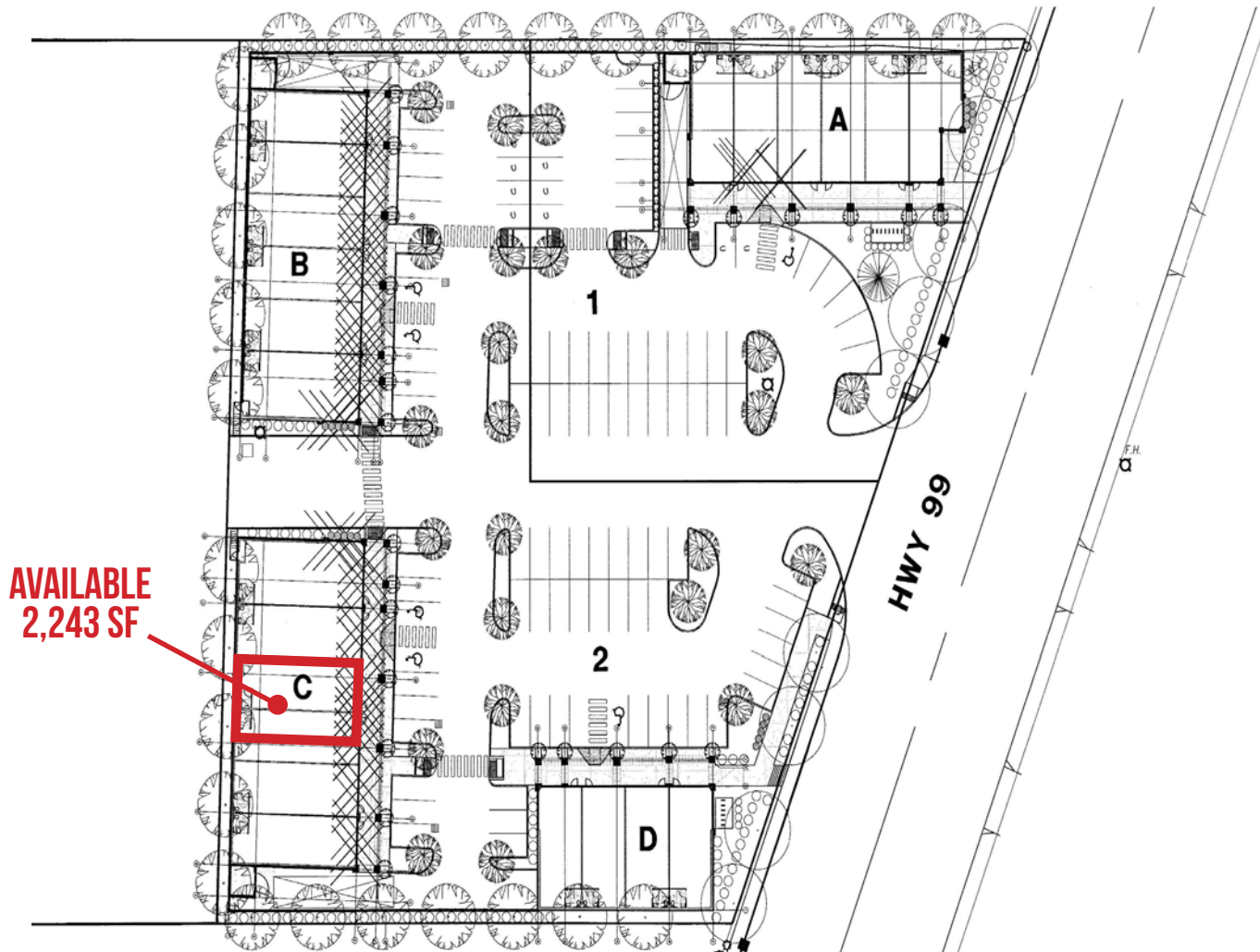
503.274.0211
www.cra-nw.com

ZIEGLER CENTER
9212-9228 NE HWY 99
VANCOUVER, WA



SITE PLAN

ZIEGLER CENTER 9212-9228 NE HWY 99 VANCOUVER, WA



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

ZIEGLER CENTER

9212–9228 NE HWY 99

VANCOUVER, WA

DEMOGRAPHIC SUMMARY

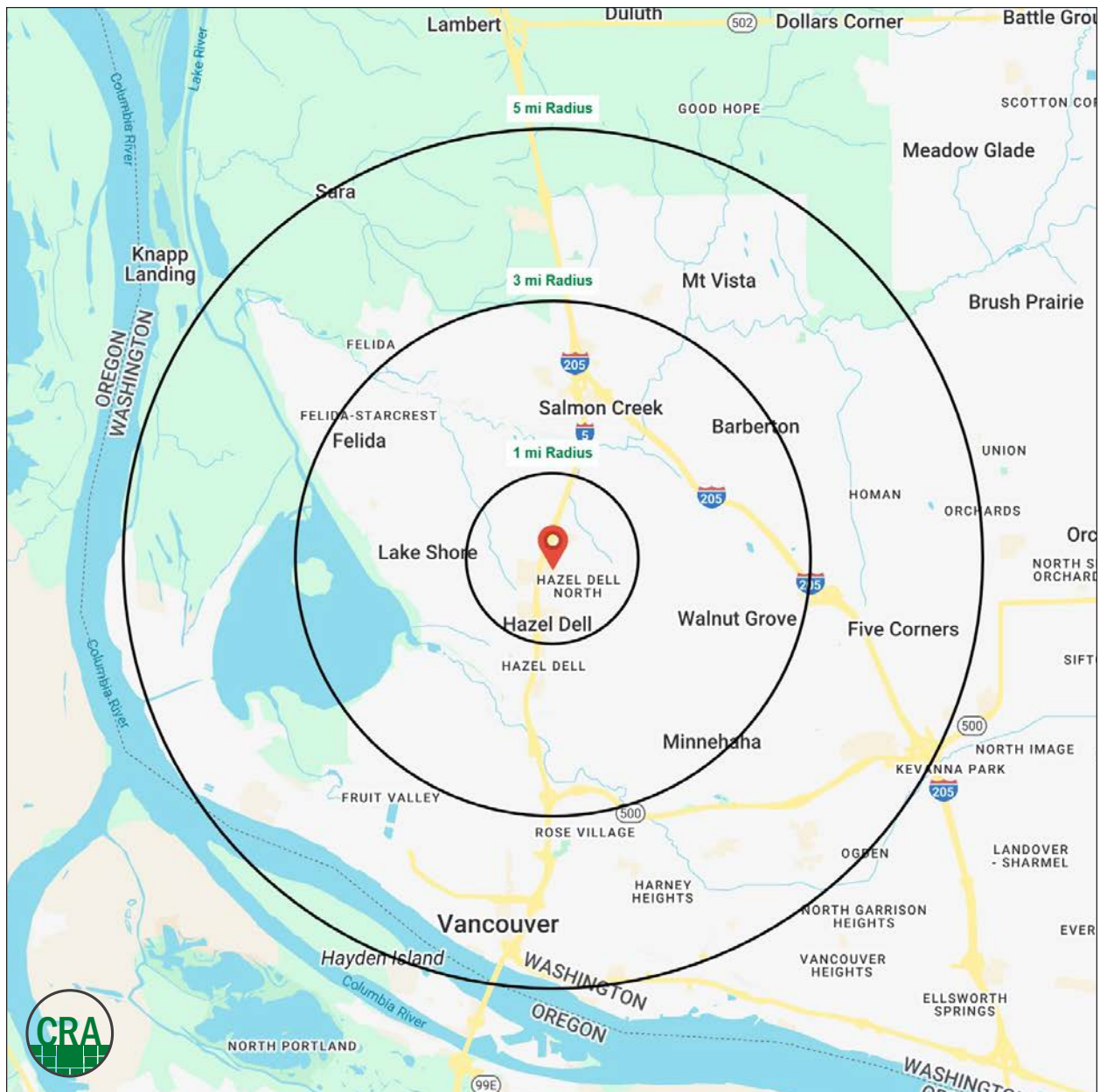
Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	17,345	95,395	200,543
Estimated Households	7,294	38,101	81,919
Average HH Income	\$90,435	\$130,229	\$123,720
Median Home Value	\$438,651	\$509,424	\$513,589
Daytime Demographics 16+	10,590	54,536	133,277
Some College or Higher	63.1%	70.9%	68.0%

\$130,229

Average Household Income
3 MILE RADIUS

36.1

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6894/-122.66

9228 NE Hwy 99 Vancouver, WA 98665	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	17,345	95,395	200,543
2029 Projected Population	17,811	98,042	209,836
2020 Census Population	17,598	94,919	192,024
2010 Census Population	14,197	81,659	165,005
Projected Annual Growth 2024 to 2029	0.5%	0.6%	0.9%
Historical Annual Growth 2010 to 2024	1.6%	1.2%	1.5%
2024 Median Age	36.1	39.9	38.6
Households			
2024 Estimated Households	7,294	38,101	81,919
2029 Projected Households	7,510	39,510	86,813
2020 Census Households	7,009	36,348	75,344
2010 Census Households	5,715	31,266	64,582
Projected Annual Growth 2024 to 2029	0.6%	0.7%	1.2%
Historical Annual Growth 2010 to 2024	2.0%	1.6%	1.9%
Race and Ethnicity			
2024 Estimated White	71.8%	77.3%	75.0%
2024 Estimated Black or African American	4.5%	2.9%	3.6%
2024 Estimated Asian or Pacific Islander	6.3%	5.8%	6.1%
2024 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.9%
2024 Estimated Other Races	16.6%	13.1%	14.5%
2024 Estimated Hispanic	15.9%	12.0%	13.7%
Income			
2024 Estimated Average Household Income	\$90,435	\$130,229	\$123,720
2024 Estimated Median Household Income	\$73,000	\$101,594	\$92,596
2024 Estimated Per Capita Income	\$38,107	\$52,138	\$50,680
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.5%	1.9%	2.4%
2024 Estimated Some High School (Grade Level 9 to 11)	6.1%	4.2%	5.2%
2024 Estimated High School Graduate	27.4%	23.0%	24.4%
2024 Estimated Some College	25.0%	23.5%	23.5%
2024 Estimated Associates Degree Only	12.3%	11.9%	10.9%
2024 Estimated Bachelors Degree Only	18.8%	21.9%	21.2%
2024 Estimated Graduate Degree	6.9%	13.6%	12.4%
Business			
2024 Estimated Total Businesses	966	3,927	9,362
2024 Estimated Total Employees	5,187	24,810	71,954
2024 Estimated Employee Population per Business	5.4	6.3	7.7
2024 Estimated Residential Population per Business	18.0	24.3	21.4

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.